

SHIVANI EXOTICA

3BHK & 2BHK PREMIUM FLATS

A PROJECT BY-



SHIVANI EXOTICA

LUXURY REAL ESTATE

MANA REALTORS is a distinguished real estate firm guided by a team of experienced directors with over 32 years of valuable experience in the industry. Our illustrious journey has witnessed the successful sale of approximately 2,00,000 square feet of residential and commercial developments. We specialize in crafting exceptional commercial and residential buildings, driven by our commitment to excellence, innovation, and an unwavering dedication to delivering the finest real estate solutions. With a rich history of achievement and a relentless pursuit of excellence, MANA REALTORS is your trusted partner in building the future. Above all, we take great pride in having fulfilled the dreams of over 300+ families & counting by providing them with their dream homes.



Welcome home

Your peaceful paradise

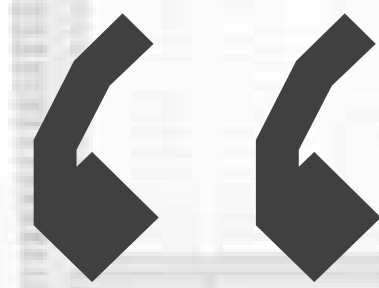


Your new
address

SHIVANI EXOTICA



Elevate your
living in a world of
opulence and
refinement.



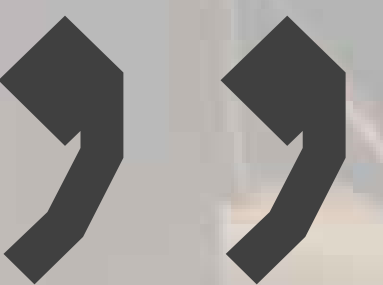
Indulge in the grandeur of The Shivani Exotica, where luxury knows no bounds.

This magnificent residential haven is more than just a place to reside, its a lifestyle that exudes opulence at every turn.

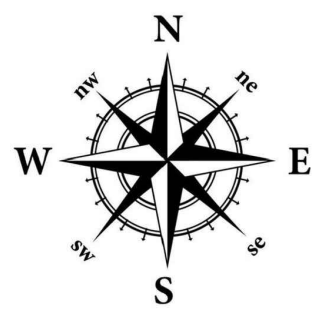
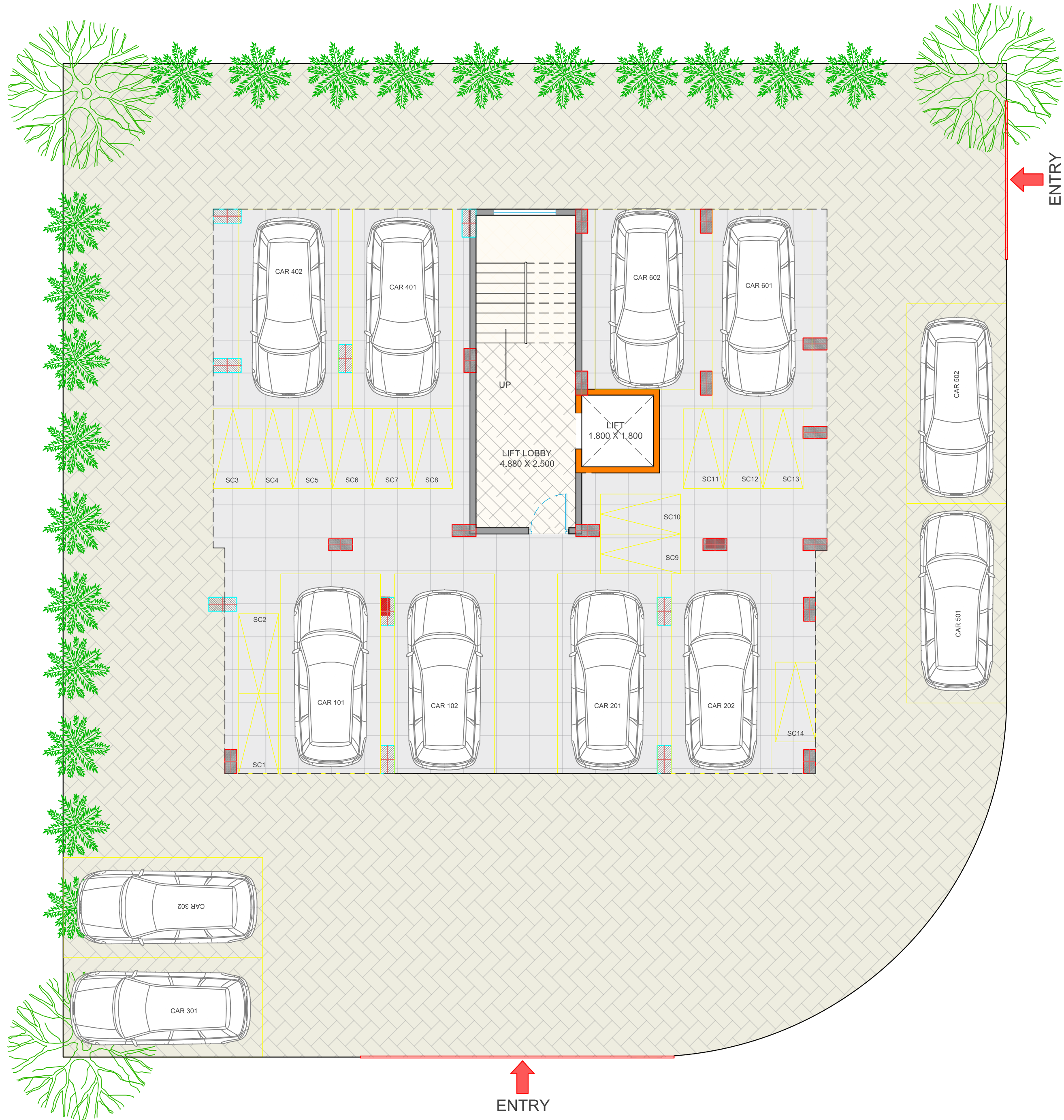
Set in the heart of the city, Shivani Exotica offers an exclusive sanctuary for those who seek the finest in life. From the moment you step through its gates, you'll be immersed in a fine quality of workmanship.

The architecture, with its minimal design, is a testament to the simple forms, clean lines and ample space which underpins this project.

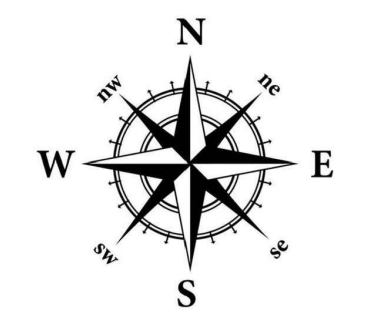
Prepare to embark on a journey of elegance and refinement, where Shivani Exotica redefines the meaning of luxury living.



Ground Floor plan



1st - 6th Typical Floor plan



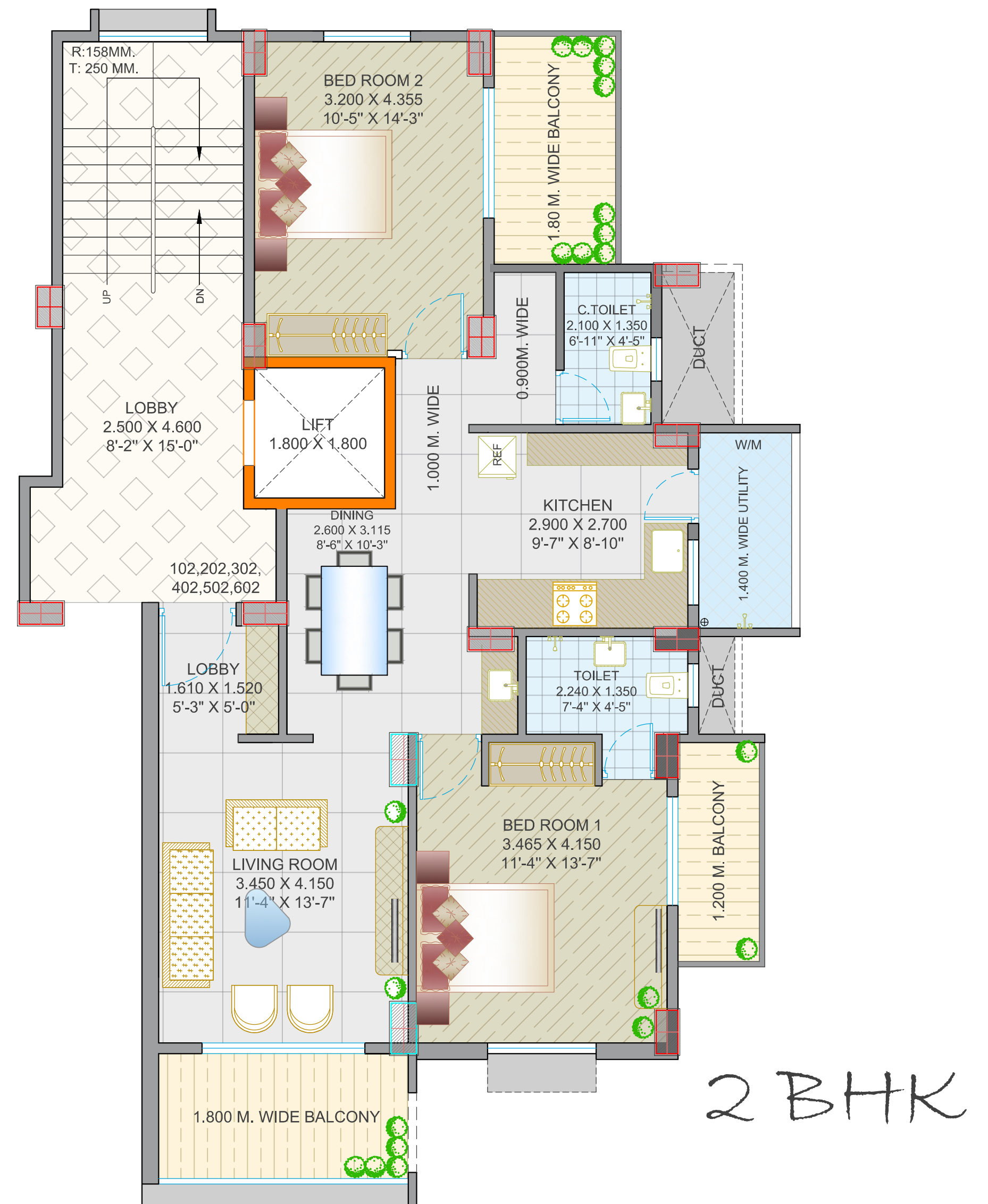
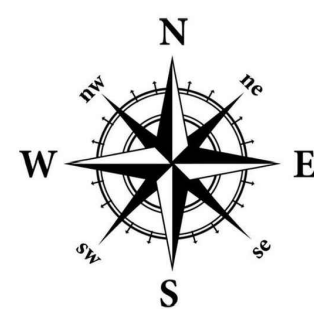
1st - 6th Typical Floor plan



3 BHK

AREA STATEMENT

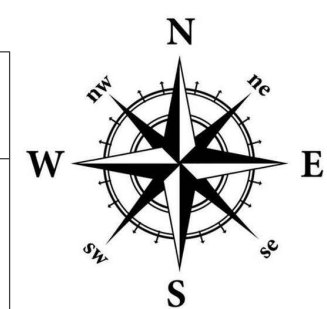
FLAT NO.	TYPE	CARPET AREA	SUPER B/UP AREA		
101,201,301, 401,501,601	3BHK	99.291 SQMT	1068.00 SQFT	155.185 SQMT	1670.00 SQFT.



2 BHK

AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	SUPER B/UP AREA		
102,202,302, 402,502,602	2BHK	74.626 SQMT	803.00 SQFT	132.79 SQMT	1429.00 SQFT



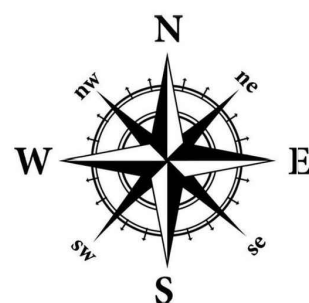
1st - 6th Typical Floor plan



3 BHK

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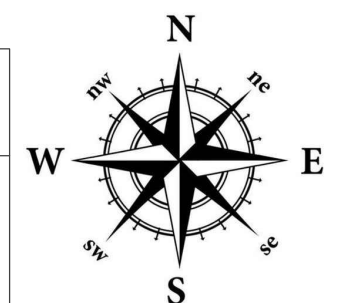
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SPECIFICATIONS

STRUCTURE

- RCC Frame Structure
- Outer Walls 150 mm thick
- Inner Walls 115 mm thick
- Inside -Plain Cement Plaster
- Outer -Plain/Sand Faced Cement Plaster
- Earthquake resistant Structural designed
- Anti Termite Treatment in Foundation & in Ground

FLOORING

- Premium Vitrified Tiles (800 x 800 / 600 X 600) Flooring, for Entire Flat.
- RCC Floor /Paving Tiles for Parking & Open Spaces
- Granite/vitrified tile in Staircase.

DOOR

- Decorative Flush Door with Wooden Frame at Main Entrance.
- Other Room Laminated Flush Doors with RCC Frame.

WINDOWS

- Granite at Window Sill
- Powder Coated Aluminum Sliding Window with Safety M. S. Grills

KITCHEN

- Black Granite top over Cooking Platform and Electronic Appliances Platform with Stainless Steel Sink (600mm x 450mm) and Dado Up to 600 mm Height from counter top.
- Provision for Aquagaurd Unit in Kitchen for drinking Water
- Modular Type Kitchen arrangement with min. 6 Nos. of Stainless-steel Trolleys
- Separate Counter Top Sink (600mm x 450mm) in Washing area

POP

- False Ceiling with Concealed Lights in all the Room, Entrance lobby And Balcony attached to Drawing Room.

PLUMBING & SANITARY

- All Plumbing Lines in UPVC/ CPVC Pipe
- All Sanitary Lines in Standard Quality SWR Pipes.

TOILETS

- Water Proof Treatment for all Toilets
- All Toilets beautifully designed With Dado tiles up to door height
- Diverter, Metropol
- Sanitary Ware Fixture of Jaguar or Equivalent make.
- White Color Wall Hung WC with Metropol and Health Faucet
- PVC Body Fresh air Exhaust Fan in all the Toilets.

PARKING

- Allotted one Car Park for each Flat

WATER SUPPLY

- Overhead water tank with corporation and open well water 24 x 7.
- Separate Overhead water tank for drinking water and General use.

TERRACE & WATER TANKS

- Leak Proof Treatment to Terrace & Water Tanks

PAINTING

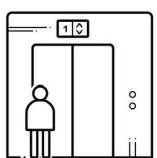
- Internal Walls of all the rooms to be Putty finished and painted in Plastic Emulsion.
- External Walls to be painted with Weather Shield

ELECTRIFICATION

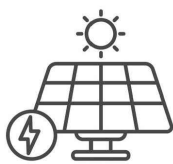
- Electric Wiring with ISI Fitting and Fixtures with Modular Switches.
- Sufficient Points in each Room
- Geyser Point in each Toilet.
- One Power Point each for Refrigerator & Microwave/ Mixer.
- AC Point in all Bed Rooms and Living Room.
- Socket for cooler in all Balconies.

SALIENT FEATURES

- LIFT FACILITY WITH POWER BACK UP.
 - 24 X 7 CCTV SURVEILLANCE.
 - SOLAR PANEL FOR LIGHTING IN COMMON AREA, LIFT AND WATER PUMPS.
 - PROVISION FOR FIRE FIGHTING.
 - AUTOMATIC WATER LEVEL CONTROLLER.
 - ONLY TWO FLAT IN EACH FLOOR.
 - EACH FLAT HAVING THREE OR TWO BED ROOMS.
 - OPTIMUM SPACE UTILIZATION WITH GOOD PRIVACY TO EACH ROOM.
 - MAXIMUM IMPORTANCE GIVEN TO CONVENIENCE AND UTILITIES.
 - EXTREMELY GOOD NATURAL LIGHT AND VENTILATION.
 - INDIVIDUAL ENTRANCE LOBBY FOR EVERY UNIT.
 - SUFFICIENT OPEN SPACES WITHIN THE PREMISE.
 - ALLOTTED PARKING SPACES.
 - ELEGANT AESTHETICS.
- QUALITY CONSCIOUS CONSTRUCTION WITH STANDARD MATERIALS.



LIFT AND COMMON AREA WITH POWER BACK UP



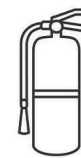
SOLAR PANEL FOR COMMON AREAS



RAIN WATER HARVESTING



24 X 7 WATER SUPPLY



FIRE SAFETY EQUIPMENTS ON ALL FLOORS



CCTV SURVEILLANCE